

MINUTES
MANSFIELD PLANNING AND ZONING COMMISSION
Regular Meeting
Monday March 16, 2015
Council Chamber, Audrey P. Beck Municipal Building

Members present: B. Chandy, K. Holt, P. Plante, K. Rawn, B. Ryan
Members absent: J. Goodwin, R. Hall, G. Lewis, B. Pociask
Alternates present: P. Aho
Alternates absent: V. Ward, S. Westa
Staff present: Jennifer Kaufman, Inland Wetlands Agent
Curt Hirsch, Zoning Agent

Vice Chairman Ryan called the meeting to order at 7:05 p.m. and appointed alternate P. Aho to act.

Minutes:

03-02-2015 Meeting Minutes –K. Holt MOVED and B. Chandy seconded, to approve the 03-02-2015 meeting minutes with the following correction: the addition of MOTION PASSED UNANIMOUSLY to New Business, Item a, Special Permit Application, Commercial Recreation Use with Restaurant. P. Aho noted that he did listen to the audio of the meeting. MOTION PASSED, with all in favor except P. Plante who disqualified himself.

Zoning Agents Report:

There were no questions or comments on the Zoning Agent's monthly report.

Public Hearings:

Re-Subdivision Application, 101 East Road, C & L Niarhakos, PZC File #293-2 -
The public hearing has been cancelled as the application has been withdrawn.

Old Business:

Re-Subdivision Application, 101 East Road, C. & L. Niarhakos, PZC File #293-2;
3/13/2015 Letter from C. Niarhakos withdrawing application.

Mansfield Tomorrow: Plan of Conservation and Development (December 2014 Public Hearing Draft)
Item tabled to 04-16-2015 for continuation of Public Hearing

Special Permit Application, commercial Recreation Use with Restaurant, 95 Storrs Road; East Brook F LLC, East Brook T LLC, and the East Brook W LLC, PZC File #432-6
Item tabled to 05-04-2015 Public Hearing.

New Business:

Freedom Green, Request to Bond Remaining Work (PZC File #636)

K. Rawn moved and B. Chandry seconded to deny the request for bonding of the as-built infrastructure and to require the developer of The Villages at Freedom Green to submit the completed as-built documentation as required by the April 1991 Construction Agreement.
MOTION PASSED UNANIMOUSLY.

UConn South Campus Development

K. Holt moved and K. Rawn seconded to authorize the Chair to co-endorse a letter to the University of Connecticut with the Mayor regarding the South Campus Development scoping process. The draft letter

attached to the March 12, 2015 memo of the Director of Planning and Development shall be used as the basis for this letter with any editorial changes deemed necessary by the Chair and the following modifications:

- Mitigate the removal of historic structures on Gilbert Road by rehabilitating and reusing the Major Joseph Storrs House (on Route 195 across from Moulton Road) in coordination with the State Historic Preservation Office (SHPO) as part of the gateway to Storrs project. In addition, the University should maintain the exteriors of the Cordial Storrs and Gilbert houses, as well as any other historic structures which will remain intact, in an historically appropriate manner.
- Request that the University of Connecticut provide a timeline as to when the Town will see information regarding the planned transportation system resulting from the existing and future University of Connecticut expansion.

MOTION PASSED UNANIMIOUSLY

Mansfield Tomorrow

Zoning Focus Group Update – The Group will be meeting on Friday, March 20, 2015 at 10:00 a.m. in conference room B.

Reports from Officers and Committees

- a. Chairman's Report** - No comments offered.
- b. Regional Planning Commission** – The Commission will be meeting on Thursday, March 19, 2015 at 7:00 p.m. with a tour of Storrs Center beginning at 6:00 p.m.
- c. Regulatory Review Committee** – Committee will be meeting as part of the Zoning Focus Group on Friday, March 20, 2014
- e. Planning and Development Director's Report** – No report offered.

Communications and Bills:

Noted.

Adjournment:

The Vice Chair declared the meeting was adjourned at 7:38 p.m.

Respectfully submitted,

Katherine Holt, Secretary